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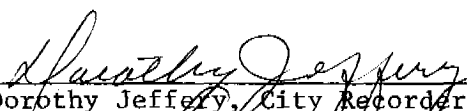
There was some discussion regarding the need for additional property to be used for single housing units and the additional costs to the city for such things as fire protection, police protection, street maintenance and etc. That is a never ending cost. The cost of the initial installation of the water/sewer lines would be paid for by the developer but the other above mentioned costs would have to be paid for out of the city taxes.

Quin Shepherd: I would like to ask Gayle if he proposes to develop this property himself if it is annexed? Mr. Bunker answered, Yes, Mr. Shepherd, I have had people come to the house and say the property is for sell and wanted to know what I knew about it. Mr. Bunker said, "Anything is for sell" but we have no plans to sell it we plan to develop it ourselves, that's what we bought it for.

There was additional discussion regarding the special water/sewer district, the time frame that was being considered for the project, the cost of the project, etc.

Mayor Roper asked if there were any further comments or questions, there being none, he thanked all those in attendance at the meeting for their interest and concerns afterwhich, Councilman Morrison MOVED the meeting be adjourned, MOTION SECONDED by Councilman Bennett, Meeting adjourned at 7:55 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder

PRESENT:

Leland J. Roper
Max Bennett
Don Bird
Thomas Callister
Cecil Losee
Willis Morrison

Mayor and presiding
Councilman
Councilman
Councilman
Councilman
Councilman

ABSENT:

Neil Forster

Public Works Superintendent

OTHERS PRESENT:

Ray Valdez

City Building Inspector

John Quick

City Engineer

Warren Peterson

City Attorney

Dorothy Jeffery

City Recorder

RoLayne Gardner

City Resident

Linda Beard

City Resident

Steve Pace

Pace Realty

Bruce Taylor

City Resident

Ronald Johnson

Valley Engineers

Jack Grayson

Grayson Const.

Don Chruch

City Resident

Harvey Rowlette

City Resident

Bill Nelson

City Resident

Todd Wirthlin

Buell, Winter & Mousel Associates

Mayor Roper, being present, called the meeting to order at 8:10 p.m.

Dorothy Jeffery, being present, acted as secretary.

MINUTES

Proposed minutes of a Regular Council Meeting held September 21, 1981 were presented for council's consideration for approval, following a discussion of the minutes, Councilman Bennett MOVED the minutes be approved as corrected, MOTION SECONDED by Councilman Bird and received the unanimous affirmative approval of all councilmen present.

DECISION REGARDING THE VALLEY ENGINEER PROPOSAL FOR DELTA CITY AIRPORT MASTER PLAN

Councilman Losee told council he had talked to Mr. Cecil Waggner on the telephone regarding the proposed Delta City Airport Master Plan proposed by Valley Engineers, Mr. Waggner suggested the council not take any action on the proposal at this time, he also stated there may be some state monies available after the first of October and that he would be available to meet with the council to answer their questions regarding the airport master plan. Councilman Losee further stated the FAA should be involved in any matter involving the airport and they have said they are willing to help in any way they can.

Mayor Roper stated his concerns in the time frame involved because there are some problems at the airport at the present time such as lack of sufficient amount of tie-downs, crowded condition on the use of the apron, also All Fletcher has commented on the fact that IPP may have some jets coming into our airport and his concerns regarding the conditions of the airport and the accommodations for the landing of the jet aircraft.

Mr. Ronald Johnson stated that a preapplication is required prior to any monies being received and council has not completed the stages for the funding of the Airport Master Plan.

Councilman Morrison asked Attorney Peterson if there was anyway the city could change their engineering contractors, and perhaps review the contract and go a different direction.

Attorney Peterson stated that the council went through several engineers prior to selecting Valley Engineering for the Airport Master Plan. After Valley was

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they prepared and presented their engineering agreement to which they raised several objections and that he was directed to write an amendment to the agreement to write an amendment to the agreement upon the instructions from the council, however, about that time, the council decided to re-evaluate the contract and because of this the amendments were not prepared. Attorney Peterson said he felt that Valley Engineering had put some time and money into the engineering plans and he felt that out of all of that process there was a good question on whether or not a contract was formed. It was implied by the City that they would reimburse Valley for what ever engineering time was put in.

Attorney Peterson stated there was not a contract obligation for the city to stay with Valley, but we do have an obligation to pay them for thier professional engineering services that were done.

There was a brief discussion on what procedures would have to take place in order to replace Valley Engineer.

Ronald Johnson asked Councilman Morrison why he wanted to replace Valley Engineer. Councilman Morrison stated that it was because of a lack of progress.

Mr. Johnson stated that what their company was waiting for was action on the agreement wich was presented to council in March.

There was a detailed discussion on the contract that was presented to the council in the month of March. Attorney Peterson suggested that the Council do some research on the minutes at the meeting which the council discussed in detail, the contract, and examine the obligations of the City to Valley Engineering. After a discussion of the contract, Councilman Bennett MOVED the matter be tabled until the next council meeting thus allowing the necessary time for research of the March Council Meeting minutes regarding the Engineering Contract for the Delta City Airport Master Plan, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

REQUEST FOR A EXTENTION OF THE CONDITIONAL USE FOR AMERICAN SAVINGS AND LOAN'S OFFICE TRAILER

Mayor Roper explained to council, American Savings and Loan have requested an extension on their Conditional Use Permit for their office trailer which is located on Main Street.

There was a very detailed discussion of the issue, afterwhich it was the opinion of the council to grant the extension for the following reasons:

1. Time to design and build their permanent structure.

Councilman Bennett MOVED a six (6) month extension of the Conditional Use Permit issued to American Savings and Loan for their temporary office trailer, be granted and council instruct Attorney Peterson to prepare a resolution setting out the standards and the remedies that they only have the six (6) months for the construction of their permanent building, Resolution to be presented to the council for their consideration of adoption at the October 05, 1981 Council meeting, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

TODD WIRTHLIN - PRESENTATION OF A CONTRACT FOR CONSULTANT AND ENGINEERING SERVICES
FOR THE DELTA CITY AIRPORT

Todd Wirthlin gave copies of a proposal for a contract agreement for a Delta Airport Layout Plan and Report for the council to review. Mr. Wirthlin explained in detail the contract agreement and told council he would leave the copies with them to study and he would be glad to meet with them again at a later date to answer any questions they may have regarding the contract.

Mr. Wirthlin also discussed with the council the proposed city building and the cost and office space that would be needed by the city, materials to be used in the construction of the building, parking space required, heating to be used in the building, other office space that will be used for other departments such as the State public safety, etc.

Following the discussion, Mayor Roper thanked Mr. Wirthlin for his presentation and told him the council would review the proposal after which they would meet with him again at a later date.

JACK GRAYSON - REQUEST FOR COUNCIL TO ALLOW HIS R.V. PARK INTO THE DELTA CITIES
PRESENT SEWER SYSTEM.

Jack Grayson explained to council he had built a R.V. Park with 22 units that are ready to be used with plans for a total of 108 units in the project when it is completed. The other spaces would not be built until such time as he feels they are needed. He requested the Council grant him permission to dump the sewer from the project into the present Delta City system. Councilman Morrison stated that if the project is allowed to dump into the system it will speed up the time when Delta City will have to build new lagoons and the fact that the project is outside of the city limits he was not in favor of the request being granted.

Councilman Bird stated that granting of the request would reduce the sewer service that is available to the city not only inside of the city limits but also outside of the annexation area.

After further discussion of the matter, Councilman Bird MOVED the request made by Mr. Grayson for the use of the present Delta City Sewer System by his R.V. Park which is outside of the city limits and also outside of the annexation area, be denied at this time, MOTION SECONDED by Councilman Bennett.

Following further discussion of the issue, Mr. Grayson withdrew his request for the use of the Delta City present sewer system.

There was no further council action on the request.

OTHER BUSINESS DISCUSSED

Councilman Callister presented the following letter to council:

Delta City Council
Mayor Roper
Delta City Manager

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Dear Sirs:

We, the residents of Delta who live on First East from Main Street North to the Bus Barn, wish to voice our disgust over the condition of this street! We are aware, as we know you all must be, that this is one of the most heavily traveled streets in all of Delta. The Elementary School generates heavy traffic. The High School and the football field make this an obviously convenient route to all school sponsored event, and especially athletic events. The location of the Bus Barn generates daily A.M. and P.M. travel with the buses alone and there are days when the dust stirred up by the above mentioned traffic makes it impossible to visually see across the street!

All the traffic as mentioned puts a very real strain on we, the residents, as far as home maintenance is concerned. You can well imagine the damage done to our home furnishing as well as the exterior and attics of our homes from the continual exposure to the heavy dust. It is becoming very expensive. You must be aware that the condition of the surface causes automobiles to become poorly aligned.

We know that the money to do this is available... We know the materials to do this work are available... We know that those who are responsible for doing this work have refused to do it. We expect to see this restored to the condition it was before the city neglected to maintain it and allowed the asphalt to deteriorate.

We do not feel that we are being unreasonable this problem as existed for at least three years! Let it go on record that we, the undersigned, feel we have a right to demand that something be done to correct the existing problem NOW!

This letter was signed by the following persons:

Harry and RoLayne Gardner
Bruce and Margaret Taylor
Craig and Jackie Nielson
Shirlee Shields
Bert and Joe Fullmer

Lola Farnsworth
Mr. and Mrs. Don Church
Jerry and Linda Beard
Tom and Barbara Callister

Following a detailed discussion of the above matter, Councilman Bennett MOVED The Council Give Councilman Callister, who is the councilman in charge of the streets the backing of the council to get the aforementioned streets repaired immediately, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Mayor Roper informed council of a large building under construction at the present time that is located in the annexation area, the Delta City Building Inspector has a problem with the construction of the building not meeting the city standards and the building will be annexed into the city limits, also there is a problem with the fact that the building is not covered with adequate fire protection.

There was a detailed discussion of this matter, Councilman Morrison stated he had talked to the county and they seemed to be in favor of the city and the county working together on any construction of any building that is within the annexation area being inspected by the City Building Inspector to assure the building that is within the annexation area being built to the Delta City Standards and have Attorney Peterson prepare a draft proposal to this effect and present it to the county for their consideration.

Attorney Peterson suggested Ray Valdez could be put in as a deputy county building inspector.

Councilman Bennett made a MOTION the above matter regarding Ray Valdez being put in as the deputy county inspector and the city and county working together on the inspections of any construction of buildings that are located in the annexation area be pursued, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Steve Pace stated he felt the business license fees for a real estate license fees are too high, he agreed to pay the 1981 license for they year but requested the fees be reviewed and more research done prior to a decision on the amount of the fees for the 1982 business license for a real estates license be set.

It was agreed by the council the business license fees for 1982 would be reviewed at the October 12th Council Meeting.

John Quick presented a copy of a application proposed to be given to the CIB and the Water Resources Board to each councilmen for his review and comments, Mr. Quick told council if they had any comments they must get them to him prior to Thursday, as that is the day the application would be given the Water Resource Board.

Councilman Bennett informed council Delta City Police Officer, Kim Quarnberg, had resigned his employment with Delta City as of the 25th of September.

Councilman Bennett further stated that officer Quarn-erg would be replaced. Applications were being reviewed at the present time for his replacement.

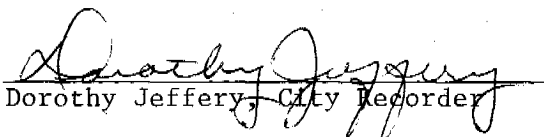
Attorney Peterson presented a copy of Ordinance #81-27, for the council's consideration for approval of adoption.

Following a general discussion of the ordinance a MOTION to adopt Ordinance #81-27, AN ORDINANCE PROVIDING FOR THE VACATING AND CLOSING OF THAT PORTION OF A DEDICATED STREET THIRTY THREE (33') IN WIDTH LOCATED BETWEEN LOTS 1 and 2 WITHIN BLOCK 65, DELTA TOWNSITE PLAT A, was made by Councilman Morrison, MOTION SECONDED by Councilman Bird, voting was as follows:

Councilman Max Bennett	Yea
Councilman Don Bird	Yea
Councilman Thomas Callister	Yea
Councilman Cecil Losee	Yea
Councilman Willis Morrison	Yea

Ordinance #81-27, was then signed in open meeting, by Mayor Leland J. Roper and attested by City Recorder, Dorothy Jeffery and accepted as part of the official records of Delta City. Copies of the ordinance are on file in the office of the City Recorder for public review.

Mayor Roper asked if there was any further business or comments, there being none, Councilman Bennett MOVED the meeting be adjourned, MOTION SECONDED by Councilman Losee and meeting adjourned at 11:15 p.m.


Dorothy Jeffery, City Recorder


Leland J. Roper, Mayor

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